

REPAIRS. The Tenant agrees and covenants that it will keep the building and the premises, outside and inside, in good substantial repair, and will deliver said building and premises ( unless the lease be terminated because of condemnation or other proceedings as provided in the paragraph hereof entitled " Condemnation " ), at the termination of this lease, in good order and repair, due allowance being made for obsolescence and reasonable wear and tear,

NOISE AND ODORS. That the Landlord shall not rent or use any property adjoining the demised premises if any be now owned or hereafter acquired by Landlord for uses whereby unreasonable noises will be created or unreasonably obnoxious odors emitted, or which will increase the fire hazard.

DAMAGE CLAUSE. Should the whole or any part of the improvements at any time standing on the demised premises be partially damaged or wholly destroyed by fire or other cause after the commencement of the term of this lease, such destruction or injury shall not operate to terminate this lease, but this lease shall continue in full force and effect, and Tenant agrees at its own expense without unnecessary delay, to restore or rebuild said improvements to a condition equal or greater in value to that just prior to said loss.

INSURANCE. Tenant shall, during the entire term hereof, keep the demised premises, including all improvements, alterations, additions and changes in and to the demised premises made by Tenant, insured against loss or damage by fire and causes covered by the customary standard extended coverage applicable to property of similar character located in Greenville, South Carolina, in an amount equivalent to the cost of rebuilding same, excluding the cost of foundations and excavations below